



COMMERCIAL BOARD OF ADJUSTMENT

DECISIONS

Wednesday, May 2, 2012

10:00 AM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

H. Vann Roach
05/03/12

BOARD MEMBERS:

Dan Moore
Wendy Vann Roach
Gene Miers
Norris Fletcher
Jake Petras
Michael Wellbaum, Chair
James Hill
Johanna McCully-Bonner, Vice Chair
Marlene Beckman

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I. 9:00 A.M. WORK SESSION

Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 10:00 A.M. PUBLIC HEARING

Council Chamber

A. Approval of Minutes of April 4th 2012 Hearing

APPROVED
7-0-2

B. Cases on Today's Agenda

III. 12:00 P.M. LUNCH AND STAFF BRIEFING

Pre-Council Chamber

A. Telecommunication Tower Ordinance.....Staff

1:00 P.M. CONTINUATION OF PUBLIC HEARING

Council Chamber

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



A. Continued Cases:

1. **BAC-12-027** **James Parkinson Family Trust by I.D Associates, Inc.** **CD3**
4613 S. Hulen St.

- a. Request a **VARIANCE** in a "F" General Commercial District to permit the installation of an illuminated detached sign of approximately two hundred and ninety five (295) square feet signage area where a maximum of one hundred and seven (107) square feet signage area is allowed, excessive by approximately one hundred and eighty eight (188) square feet.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 4/5

- b. Request a **VARIANCE** in a "F" General Commercial District to permit the installation of an illuminated detached sign providing approximately thirty seven (37) square feet non-illuminated materials in the sign face area where a minimum of approximately forty seven (47) square feet non-illuminated materials are required, deficient by approximately ten (10) square feet.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 4/5

2. **BAC-12-033** **MHI Partnership Ltd.** **CD7**
10400 Winding Passage Way

- a. Request a **VARIANCE** in a "A-5" One-Family District to permit the continued use of a construction trailer within three hundred (300) feet of an occupied residence for a period of two (2) years.

APPROVED 9/0

B. New Cases:

1. **BAC-12-038** **CASE WITHDRAWN PRIOR TO PUBLIC NOTICE**

2. ~~**BAC-12-040**~~ ~~**Travis Avenue Baptist Church by Bill Baird**~~ **CD9**
~~3012-3032 Lipscomb St., 2941&2945 Lipscomb Ave., 2943&2947
Travis Ave.~~

- ~~a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit to construct auxiliary parking lots for a church.~~
- ~~b. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots without providing the required five (5) foot bufferyard.~~
- ~~c. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots without providing the required landscaping and irrigation in the bufferyard.~~
- ~~d. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots without providing the required six (6) foot screening fence.~~
- ~~e. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots encroaching into the front yard and side yard setbacks.~~



2. **BAC-12-040** **Travis Avenue Baptist Church by Bill Baird** **CD9**
3012-3032 Lipscomb St.

- d. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots without providing the required six (6) foot screening fence. **STIPULATING ALONG THE NORTH, EAST AND WEST PROPERTY LINES ONLY.**

APPROVED 9/0

2. **BAC-12-040** **Travis Avenue Baptist Church by Bill Baird** **CD9**
2941 and 2945 Lipscomb Ave.

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit to construct auxiliary parking lots for a church.

DENY WITHOUT PREJUDICE 9/0

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots without providing the required five (5) foot bufferyard.

DENY WITHOUT PREJUDICE 9/0

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots without providing the required landscaping and irrigation in the bufferyard.

DENY WITHOUT PREJUDICE 9/0

- d. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots without providing the required six (6) foot screening fence **along the east, west and south property lines only.**

DENY WITHOUT PREJUDICE 9/0

- e. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots encroaching into the front yard and side yard setbacks **along Lipscomb Street and along West Bowie Boulevard.**

DENY WITHOUT PREJUDICE 9/0



2. **BAC-12-040** **Travis Avenue Baptist Church by Bill Baird** **CD9**
2943 and 2947 Travis Ave.
- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit to construct auxiliary parking lots for a church.
APPROVED 9/0
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots without providing the required five (5) foot bufferyard.
WITHDRAWN 9/0
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots without providing the required landscaping and irrigation in the bufferyard.
WITHDRAWN 9/0
- d. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots without providing the required six (6) foot screening fence.
APPROVED 9/0
- e. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct auxiliary parking lots encroaching into the front yard and side yard setbacks.
APPROVED 9/0
3. **BAC-12-042** **CASE WITHDRAWN PRIOR TO PUBLIC NOTICE**
4. **BAC-12-043** **Hunter Crossroads, LP by City of Fort Worth** **CD7**
12951 Saginaw Blvd.
- a. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the construction of a two hundred (200) foot elevated water storage tank where a maximum of one hundred and twenty (120) feet height is allowed, excessive by eighty (80) feet.
APPROVED 9/0
5. **BAC-12-044** **Town Center Mall, LP by Paul Patton** **CD9**
4200 South Freeway
- a. Request a **SPECIAL EXCEPTION** in a "PD-369 (G)" Planned Development District to permit a temporary carnival for a period of fourteen (14) days.
DENIED WITHOUT PREJUDICE 5/4



6. **BAC-12-045** **Bailey Apartments LTD by Alliance Residential Co.** **CD7**
150 & 160 St Donovan St.
- a. Request a **VARIANCE** in a "MU-1" Low Intensity Mixed-Use District to permit the construction of new residential buildings with four (4) stories in height where a maximum of three (3) story building height is allowed, excessive by one (1) story.
- CONTINUED TO JUNE 6, 2012 9/0**
- b. Request a **VARIANCE** in a "MU-1" Low Intensity Mixed-Use District to permit the construction of new residential buildings with seventy (70) dwelling units per acre where a maximum of forty (40) dwelling units per acre are allowed, excessive by thirty (30) dwelling units per acre.
- CONTINUED TO JUNE 6, 2012 9/0**
7. **BAC-12-046** **CASE WITHDRAWN PRIOR TO PUBLIC NOTICE**
8. **BAC-12-047** **Abdul K. Wafayee by Native Signs, Inc.** **CD5**
6020 East Rosedale St.
- a. Request a **SPECIAL EXCEPTION** in a "E" Neighborhood Commercial District to permit an electronic changeable copy sign on a freeway sign.
- APPROVED 9/0**
9. **BAC-12-048** **Holt Lunsford Commercial Inc. by Hancock Sign** **CD3**
4100 International Pl.
- a. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the installation of an illuminated attached sign providing approximately six hundred and seventy seven (677) square feet signage area where a maximum of three hundred and twenty four (324) square feet signage area is allowed, excessive by approximately three hundred and fifty three (353) square feet on the south elevation of the building.
- APPROVED 8/0/1**
- b. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the installation of an illuminated attached sign providing approximately three hundred and forty (340) square feet signage area where a maximum of one hundred and seventy one (171) square feet signage area is allowed, excessive by approximately one hundred and sixty nine (169) square feet on the west elevation of the building.
- APPROVED 8/0/1**



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10. **BAC-12-049**

Kommana Vongphakdy
7105 Marvin Brown St.

CD7

- a. Request a **VARIANCE** in a "A-5" One-Family District to permit the installation of a new carport encroaching approximately sixteen (16) feet into the required twenty (20) foot projected front yard setback, creating an approximate four (4) foot front yard setback along Seth Barwise St.

DENIED WITHOUT PREJUDICE 9/0

- b. Request a **VARIANCE** in a "A-5" One-Family District to permit the installation of a new carport encroaching approximately six (6) feet into the required ten (10) foot side yard setback, creating an approximate four (4) foot side yard setback along Hereford Dr.

DENIED WITHOUT PREJUDICE 9/0

IV. **ADJOURNMENT: 2:51 P.M.**